

ORDINANCE 98-19

**TO AMEND THE BLOOMINGTON ZONING MAPS FROM
RM15 AND IL/IS TO PUD
AND TO APPROVE THE PRELIMINARY PLAN
Re: 1607, 1611 & 1901 South Rogers Street
(Albert Clemons - Triple C Corporation, Petitioner)**

WHEREAS, on May 1, 1995, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning" and included the incorporated zoning maps and Title 21 entitled "Land Use and Development;" and

WHEREAS, the Plan Commission has considered this case, PUD-13-98, and recommended that the petitioner, Albert Clemons - Triple C Corporation, be granted a rezone of the property located at 1607, 1611 & 1901 South Rogers St. from RM15 and IL/IS to PUD and also receive preliminary plan approval;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.05.09 of the Bloomington Municipal Code, the preliminary plan be approved and the property be rezoned from RM15 and IL/IS to PUD. The property is located at 1607, 1611 & 1901 South Rogers Street and is further described as follows:

TRACT 1:

A part of the Northeast quarter of Section 8, Township 8 north, Range 1 West, Monroe County, Indiana, described as follows: Commencing at a point that is 1177.72 feet North and 775.50 feet west of the southeast corner of the said quarter quarter, said point being in the centerline of South Rogers Street, thence North 01 degree 02 minutes West over and along the said centerline for a distance of 241.94 feet to the real point of beginning; thence SOUTH 89 degrees 52 minutes 48 seconds East for a distance of 463.56 feet to the west right-of-way line of the Illinois Central Railroad; thence Northwesterly over and along said West right-of-way by the following courses and distance: 1) North 28 degrees 53 minutes west 91.26 feet; thence 2) North 31 degrees 30 minutes West 140.27 feet; thence 3) North 31 degrees 16 minutes West 410.00 feet; thence 4) North 43 degrees 59 minutes 24 seconds West 209.77 feet and to the centerline of South Rogers Street, thence South 01 degree 00 minutes East, over and along said centerline, for a distance of 600.00 feet; thence continuing over and along said centerline SOUTH 01 degree 02 minutes East for a distance of 100.02 feet to the real point of beginning. Containing 4.09 acres, more or less.

TRACT II:

A part of the Northeast quarter of Section 8, Township 8 North, Range 1 West, Monroe County, Indiana, described as follows: Beginning at a point that is 1177.72 feet north and 775.50 feet west of the southeast corner of said quarter, said point begin in the centerline of South Rogers Street; thence North 86 degrees 56 minutes 30 seconds east for a distance of 564.90 feet, and to the west right of way line of the Illinois Central Railroad; thence northwesterly over and along the west right-of-way of the said Illinois Central Railroad, by the following courses and distances: North 26 degrees 16 minutes 45 seconds west 219.72 feet; thence north 28 degrees 53 minutes west 15.74 feet thence leaving said west right-of-way North 89 degrees 52 minutes 48 seconds West for a distance of 463.56 feet to the centerline of South Rogers Street, thence South 01 degree 02 minutes East over and along the said centerline for a distance of 241.94 feet to the point of beginning. Containing 2.69 acres, more or less.

SECTION II. The Preliminary Plan shall be attached hereto and made a part thereof.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1998.

TIMOTHY MAYER, President
Bloomington Common Council

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this _____ day of _____, 1998.

PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this _____ day of _____, 1998.

JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance rezones 6.75 acres of land located at 1607, 1611 & 1901 South Rogers Street from RM15 & IL/IS to PUD designation and approves the preliminary plan for its development.